



Facility Division, 210 11th Avenue SW, P.O. Box 41011, Olympia, WA 98504
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SEPA Mitigated Determination of Non-Significance

April 3, 2008

Description of Proposal:	Wheeler Site Redevelopment consisting of two new office buildings totaling 325,000 square feet, a data center totaling 60,000 square feet, support space totaling 106,000 square feet, and a 950-stall underground parking garage.
Location of Proposal:	Jefferson Street SW and 14 th Avenue SW, Olympia
Applicant:	Department of Information Services
Lead Agency:	Department of General Administration
SEPA Official:	Pat Buker, Assistant Director
Lead Planner:	Tom Evans, Capitol Facilities Planning Manager
Date of Issue:	April 3, 2008
Comment Deadline:	April 17, 2008
Appeal Deadline:	May 5, 2008, 5:00 p.m.

Threshold Determination: The lead agency for this proposal has determined that with the mitigation listed in this decision, this action will NOT result in the likelihood of more than a moderate adverse impact on environmental quality. Therefore, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination on this proposed action are based upon:

- Site plans submitted to the lead agency and the Capitol Campus Design Advisory Committee;
- Phase I Environmental Analysis by Parametrix Inc. dated March 2008;
- Ambient Noise Survey by JGL Acoustics Inc. dated February 2008;
- Good Faith Inspections for Asbestos by Dept. of General Administration dated February 2008;
- Historic American Building Survey on the Clow Apartment Building by Dept. of Archeology and Historic Preservation dated March 2008;
- Traffic Impact Analysis by Parametrix Inc. dated March 2008;
- Preliminary Geotechnical Report by PanGEO Inc. dated March 2007;
- and the accompanying environmental checklist dated March 18, 2008.

This information is available to the public on request.

SEPA-based conditions are specifically noted in this decision. This determination is based on a presumption that this project will include all mitigation measures proposed to be implemented by the Applicant in its SEPA Checklist, and will conform to all applicable standards and regulations and to the further conditions listed herein. Should any mitigation measure be removed by the Applicant, be infeasible, or be held to be invalid or unconstitutional, a new threshold determination may be required.

Comments regarding this Mitigated Determination of Non-Significance (MDNS) should be directed to the SEPA Official at the address indicated above.

This MDNS is not a permit. Authority for issuance of construction and related permits, as well as assessing fire and traffic impact fees, general facilities charges, and capital development charges, rests with the City of Olympia. The applicant shall not begin work until after the appeal deadline has expired and all necessary permits have been granted.

This MDNS is issued under Washington Administrative Code 197-11-350(2). If conditions are added, deleted, or modified during or following the 14-day comment period, a revised MDNS may be issued.

The proposed Wheeler Site Redevelopment is approved subject to the following conditions:

1. 14th and Jefferson – The Lead Agency concurs with the City of Olympia that the intersection of 14th Avenue and Jefferson Street shall be improved with the Roundabout Option as identified in the Traffic Impact Analysis, Figure 2b, as providing the most efficient traffic flow, pedestrian safety, and opportunity for a larger proportion of vehicles to use the 14th Avenue entrance to the new underground parking garage. Final design details of all street improvements shall be subject to further review and approval by the City and Department of Transportation.
2. Neighborhood Traffic – Prior to building occupancy the Applicant shall install two traffic calming devices, one near the intersection of Jefferson and Maple Park and one near the intersection of Franklin and Maple Park as entry treatments to the South Capitol Neighborhood. The specific traffic calming feature and design will be determined by the City following the Neighborhood Traffic Management Program process with the Applicant and the residents of the South Capitol Neighborhood. The Applicant shall enter into an agreement with the City that not less than 12 months or more than 15 months after occupancy, the City will conduct a second Neighborhood Traffic Management Program process with the Applicant and the residents of the South Capitol Neighborhood. If the new data reveals that additional traffic calming devices are needed, the Applicant will install up to two additional devices at locations specified by the City within the boundaries of the defined Neighborhood. For purposes of this condition, the Neighborhood is defined as that area bounded by and including Maple Park Avenue on the north, 21st Avenue on the south, Jefferson Street on the east, and Capitol Way on the west. The Applicant is responsible for the cost of running the NTMP process.
3. Bicycles – Provide both northbound and southbound bicycle lanes on Jefferson Street creating distinct and separate bicycle pathways from Maple Park to and through the new roundabout. The parking garage shall include secured area(s) for bicycles.
4. Pedestrian Safety – Provide a sidewalk on the west side of Jefferson Street between 14th Avenue and Maple Park. A temporary path may be installed while the project is under construction. A permanent sidewalk will be designed and constructed in accordance with City standards, prior to building occupancy. Crosswalks at the new

roundabout shall be of the flashing light activation type at all four legs with pedestrian safety islands.

5. Pedestrian Connection to East Campus – The plaza at the southeast corner of 14th and Jefferson shall be designed to accommodate the eastern landing of a future pedestrian bridge (to be proposed to the legislature by GA) over Jefferson Street that will connect to the East Plaza at the DOT Building.
6. Parking Garage Entries/Exits: Site access along the north side (14th Avenue) shall be right-in and right-out; the west side (Jefferson St.) shall be left/right-in and right-out. All entries and exits to the parking garage shall be vanpool-accessible.
7. Bus Stops – The Applicant shall partner with Intercity Transit to identify ADA accessible bus stop locations and shelters along Jefferson Street between Maple Park and 14th Avenue. Adjust the alignment, design and construction of the sidewalks accordingly.
8. 16th Avenue – The Applicant shall repair and replace the Project's 16th Avenue half-street frontage to include a minimum 5-foot sidewalk, an 8-foot parking lane including two accessible parking stalls, and a 10-foot travel lane in accordance with City standards.
9. Aesthetic Quality – All aspects of the aesthetic character of the project, including exterior facades, building materials and finishes, plaza materials and finishes, landscaping, etc. shall be subject to review and public input as part of the Capital Campus Design Advisory Committee (CCDAC) public process. GA will ensure that the South Capital Neighborhood Association is specifically invited to participate in all CCDAC meetings and workshops related to this project.
10. Overhead Utilities – All overhead utilities within the site and around the perimeter of the site shall be placed underground with the exception of high voltage lines.
11. Landscaping – All landscaping shall be subject to review by the Capitol Campus Design Advisory Committee and shall conform to the principles of the State Master Plan and the Olmsted legacy. Landscaping shall incorporate waste prevention techniques and the use of organic materials. These include such things as drought-tolerant plants, compost as a soil amendment, and use of organic debris generated on site. Landscaping along the project's boundaries with 14th Avenue, 16th Avenue, and Jefferson Street shall be subject to review by the Capitol Campus Design Advisory Committee and the Olympia Urban Forester. The new roundabout shall be fully landscaped commensurate with its role as the "gateway" to the Capitol Campus.
12. Contaminated Soil – In the event contaminated soils are encountered during construction, the Applicant shall notify the Department of Ecology and submit a Level II soils contamination report and remediation plan to the City and shall conform to the State Model Toxics Control Act and other applicable regulations.
13. Abandoned Tanks – In the event abandoned septic tanks or other underground storage tanks are encountered during construction the Applicant shall remove them in accordance with County Health Department regulations and provide the City with documentation of such removal.
14. Demolition of Existing Buildings and Improvements – Prior to excavation or demolition of existing buildings, the Applicant shall provide timely written notice of such activities to the Olympic Air Pollution Control Authority. Appropriate OAPCA permits shall be obtained and a copy of such notice and permits provided to the City. Hazardous materials such as asbestos and lead shall be handled in strict accordance with existing State law. Information on safely handling dangerous wastes can be found in "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes" published by the Department of Ecology.

15. Solid Waste Recycling – Prior to any demolition, the Applicant shall submit a solid waste recycling and disposal plan to the City. Such plan shall take advantage of local salvage and reuse organizations and provide for recycling and disposal of materials in accordance with State law. The new facilities shall be designed to include space that accommodates equipment and containers for processing and storage of recyclables.
16. JLARC Building – Some of the materials from the existing JLARC Building to be demolished shall be re-used in constructing a historical marker commemorating this building at the northeast corner of Jefferson Street and 16th Avenue. The design of this marker shall be in accordance with GA's campus standards and be approved by the Department of Archeology and Historic Preservation.
17. Existing Utility Systems – The existing water mains, sanitary sewer systems, and other public and private utility systems shall be relocated, revised, or replaced in accordance with City standards. Outages shall be planned and 24-hour minimum advance notification shall be given to all affected public and private properties.
18. Fire Prevention – The Applicant shall install fire hydrants, building fire suppression systems, and emergency vehicle access to all buildings and parking areas as required by the National Fire Protection Association as determined by the City Fire Marshall. This shall include engineered structural support in areas that emergency vehicles will drive over parking garage areas.
19. Noise Attenuation – The Applicant shall incorporate appropriate noise attenuation construction and buffering techniques for the benefit of the occupants of the new buildings as well as the surrounding neighborhood residents in accordance with Olympia Municipal Code 18.40.08(E). Among others, the techniques must be effective to address noise from the generators and all other mechanical systems. During construction, standard industry techniques shall be employed to minimize noise such as not allowing equipment to idle unnecessarily, enclosing pile driving mechanisms and designing truck movements that minimize backing up.
20. Vibration – Pile driving and similar construction-related vibration-inducing activities shall be restricted to weekdays between the hours of 7:00 a.m. and 6:00 p.m.
21. Truck Haul Routes and Soil Disposal – The applicant shall prepare a truck haul out agreement for the City of Olympia that specifies which streets will be used and makes provisions for repair to any damaged streets. The Applicant shall include provisions in its construction contracts with the general contractor and all subcontractors including strict truck haul route limitations during a.m. and p.m. peak traffic hours, and prohibit trucks from entering residential areas south of 16th Avenue and Maple Park. The disposal site(s) for materials excavated from the project shall be pre-approved and licensed by the state to receive such materials.
22. Post-Construction Signage – The Applicant shall design and install a system of way-finding and traffic control signage along the public streets leading to the site. The signage system shall be reviewed and approved by the City and the Department of Transportation.
23. Accessibility – Access to and within the site and new buildings shall conform to the State Master Plan Policy 5.4 on Universal Access which states, "All new state facilities, whether owned or leased, shall be designed to provide the opportunity for everyone to enter and access government services using the same pathways, doors, and corridors." Accessible parking spaces shall conform to City regulations in quantity, design, and location.
24. Campus Visitor Parking – The Applicant shall mitigate for the loss of 55 DASH parking stalls by provisioning an existing state-owned lot at the northwest corner of

Jefferson and Maple Park to serve as a metered visitor parking lot. The Lead Agency (GA) will continue to pursue additional visitor parking facilities at other locations on the DASH route.

25. Dirt and Dust – The Applicant shall employ Best Management Practices to minimize track-out and windblown dust throughout the construction process.
26. Erosion Control – Any discharge of sediment-laden runoff or other pollutants to waters of the state is a violation of state law. Erosion control measures must be in place throughout the construction process. Submit a Storm Water Pollution Prevention Plan to the Department of Ecology and to the City prior to start of excavation activities.
27. Light and Glare – Street lights around the perimeter of the site shall be provided/replaced to conform to current City of Olympia standards. All exterior lighting interior to the site shall be 100% downcast type.
28. Energy Conservation – The office buildings in this project shall meet the minimum requirements to be certified as LEED silver.
29. Construction staging and material laydown areas shall be wholly contained within the project boundaries. Worker parking shall not be allowed in the adjoining neighborhoods.

Appeal period:

This Threshold Determination by the SEPA official is final unless appealed prior to 5:00 p.m., on the date indicated in the heading of this document. Pursuant to RCW 43.21C.075(3) and WAC 236-11, the conditions (mitigating measures) or lack thereof in and MDNS may be appealed by any agency or aggrieved person. Any appeal must be submitted in writing to the Director, Department of General Administration, 210 11th Avenue SW, Olympia, WA 98504.

Pat Buker
SEPA Official
Assistant Director
Department of General Administration